



# PLANNING COMMISSION

## MEETING SUMMARY

Thursday, May 5, 2011

City of Sammamish Council Chambers

## COMMISSIONERS PRESENT

Joe Lipinsky

Kathy Richardson

Jan Klier

Jeff Wasserman

Mike Collins

Michael Luxenberg

Mahbubul Islam

## CALL TO ORDER

Chair Lipinsky called the meeting of Sammamish Planning Commission to order at 6:31 p.m.

## APPROVAL OF AGENDA – Approved

## APPROVAL OF MINUTES – 03/17 minutes of the meeting to be re-issued.

Chair Lipinsky started the meeting's discussion by noting that during the last few meetings the Planning Commission had not completed all the tasks included on the agendas. Thus, a discussion was held regarding whether the past agendas included too many topics. Each Commissioner provided feedback. .

The following points were discussed:

- Calendar assessment from the Commission.
- Discipline of the amount of discussion per topic within the Commission at each meeting.
- Calendar to be evenly distributed with required projects throughout the year.; .
- Agenda format worked with all Commissioners at present.
- Definition in direction and Commission to remain on track throughout the meeting.
- The consensus was that the agendas had not included too many tasks.

## STAFF PRESENT

Kamuron Gurol, Community Development Director

Rob Garwood, Senior Planner

Debbie Beadle, Community Development Secretary

## REVIEW OF WORK PROGRAM CALENDAR

*Kamuron Gurol* reviewed the Work Program Calendar with the Commission the following points were discussed :-

- Focus on Accessory Dwelling Units/Duplex/Cottage Housing Issues during next the few months until July 2011
- ARCH East King County Housing Tour scheduled for May 19<sup>th</sup>. Citizens of Sammamish may also attend the housing tour but must utilize their own vehicles.
- PRO Plan – Parks Recreation & Open Space Plan scheduled for 07/07/2011.
- Sustainability Plan update – 07/07/2011.
- Critical Areas Ordinance Introduction 07/21/2011.
- Code Block #4 Home Occupation/Home Industries would be introduced 07/21/2011.

Vice Chair Richardson reminded all Commissioners to submit their required summer vacation dates to Debbie Beadle via email.

## **DIRECTOR'S REPORT FROM CITY COUNCIL MEETING 05/02**

City Council Updates:

Environmental Issues - 2 Awards

- Backyard Wildlife Habitat Certification
- Native Plant Society
- Ordinance: Repealing Title 23 (Code Enforcement) and Re-Adopting A New Title 23A (Civil Code Compliance) Of The Sammamish Municipal Code

**PUBLIC COMMENT – NON AGENDA -** None

## **OLD BUSINESS**

### **COTTAGE HOUSING AND DUPLEXES**

*Kamuron Gurol Community Development Director* opened the presentation and discussed the two Accessory Dwelling Units questions received from Commissioner Luxenberg and Commissioner Collins via email prior to this evening's Commission meeting.

Details were advised as follows:-

- CC & Rs-The City Attorney advised that the courts have generally upheld CC and Rs that limit uses.
- Detached ADUs and impervious surface allowances-The standard came from King County. Increased impervious surface allowance should be examined separately.

*Kamuron Gurol, Community Development Director* continued and introduced *Rob Garwood, Senior Planner* to continue with tonight's presentation.

### **Other tasks to focus on for this meeting**

- Examine the current standards, allowances and restrictions and recommend modifications to remove unnecessary requirements or limitations
  - Cottage Housing
  - Duplexes

- Provide direction to staff who will develop Code Language for the June 2, 2011, meeting

### **Duplexes** – 2 Visual Photographs

### **Issues for Duplexes**

. Consider allowing duplex style housing in all or selected single family zones (R1, R4, R6 and R8). Currently, duplexes are only allowed in R1 through R8 if they utilize the LID principles.

### **Duplexes** – 6 Visual Photographs

### **Town Center Duplex Design Requirements**

- Separate covered entries facing the street are required for each unit.
- Ten percent of the façade must be windows.
- Either one 20 access driveway or two 12 access driveways are permitted.
- Garage face cannot exceed 50% of the ground level of the façade. Lots on alleys must have the garage face the alley.
- ADUs do not have any special design requirements in the Town Center other than those for single family residences which are essentially similar to duplexes.

### **Duplexes** – 2 Visual Photographs

### **Multiplexes** – 5 Visual Photographs

### **Cottage Housing Examples** – 3 Visual Photographs

### **Issues for Cottage Housing**

- Should cottage housing be allowed outside the Town Center?
- Some jurisdictions allow in all zones (Redmond, Kirkland).
- Others have authorized demonstration projects, and then permit cottage housing in all zones .
- Should we utilize the design guidelines from the Town Center?

### **Cottage Housing Examples Ravenna Court, Seattle (Urban setting)** – 4 Visual Photographs

### **Cottage Housing Examples Conover, Redmond** – 4 Visual Photographs

### **Town Center requirements for Cottage Housing**

- Minimum units is 4, maximum is 12, landscape requirements
- 40% of the site must be landscaped.
- 400 square feet of open space area required per unit and adjacent to 50% all units. Open space required on two sides.
- All units must have a private porch open space of at least 80 sf.
- Cottage units limited to 25 feet in height.
- Parking must locate on the same lot and at the rear or side and screened.
- 1.5 parking spaces is required per unit.

## **Cottage Housing Examples Kirkland Bungalows – 4 Visual Photographs**

### **Town Center Design requirements for Cottage Housing cont'd**

- Garages may be attached, but cottages cannot exceed 1,000 square feet.
- Only one driveway.
- A cottage is assumed to be ½ unit for density calculation purposes.
- Units have design perimeters requiring Craftsman elements.

## **Cottage Housing Examples Danielson Grove, Kirkland – 6 Visual Photographs**

*Rob Garwood, Senior Planner said* that after the East King County Housing Tour on May 19<sup>th</sup> the Commission should think about the options/preferences and submit question directly to him via email.

Staff will provide a summary of code requirements with options available. The Commission will state their preferences in order to make changes to the current codes.

### **Issues for Duplexes**

- Remove/modify restriction for duplexes to certain zones only. Consider allowing duplex style housing in all or selected single family zones (R1, R4, R6 and R8). Allow in Zones and to what degree/limitations, in other zones.
- Should duplexes be allowed in single family zones (R1-R8)? Currently, duplexes are only allowed in R1 through R8 if they utilize the LID principles.

The Commission requested more data from staff on the R6 & R8 zones and for the description to include density with and an analysis under each comment.

Staff should contact ARCH and ask it to provide a site map that could incorporate proposed rules with categories and the cost implications of the suggestions.

Discussions continue and staff were requested to return with data/information on the following subjects.

*Rob Garwood, Senior Planner confirmed* the requirements with the Commission as follows:-

- Duplex – The reality on new developments?
- Contact Arthur Sullivan and inquire what type of people live within these houses?
- Cost Implications – How much does it cost from an Affordability/Durability point of view?
- Bonus for Density – Obtain examples – What do you get for the Density options?
- Obtain examples of the rules that may restrict the development.
- Obtain the current codes what apply to Duplex to housing.
- Code language for fit – before and after.
- Neighborhood Map

**PUBLIC COMMENT – None**

**ADJOURN**

Meeting adjourned at 8:28 p.m.

Chair: Joe Lipinsky

(Video Audio record 5/05/2011 refers.)

Secretary: Debbie Beadle